

**Minutes for Zoning Board of Adjustment
October 24th, 2013**

Roll Call

Present for the hearing were Donahue, Bailey, Smith and Skinner. Members of the public present included Pete Fernandex, Louisa Reilly, Jeffry Reilly, Mary E. Higgins, Scott Higgins, Carolyn Fernandez, Michael Curtis, Darlene Goodrich, Jon Guiffre, John Lambert, Mahan, Howland, Brooke and Dingleline. Michele Braun was present as Clerk.

The meeting opened at 7:04 pm.

Approval of Minutes September 26th 2013.

Skinner moved to approve September 26th 2013 minutes, Tim to approve. **The motion passed 4-0-0.**

Hearing 121024-1: Guiffre

Braun reviewed PC decision.

Skinner asked about status of sale. Braun explained sale of municipal property.

Smith asked about parking, Guiffre wondered whether storage space/garage bays count as commercial space for parking requirements.

Guiffre mentioned lack of Village right-of-way to shed, possibility of trading land for right-of-way.

Smith – asks about stuff piling up outside.

Guiffre – more space inside than outside; want to maintain clean image.

3-4 employees. Building is a disaster, needs significant work.

Smith – This is a conditional use, which means we can implement conditions.

Bailey – tenant parking spaces are important.

Bailey moved to approve, skinner to approve. **The motion passed 4-0-0.**

Hearing 131024-2:

Braun briefs board.

Mahan – red building has always been a shop.

There are no SFD's nearby – There are businesses on every corner.

Mayo – owned building next door has at least four units, including one in barn at back, similar to Mahan's.

Lambert – space is 5,000 sq. ft.; preference is 2 apartments and office.

Howland – they moved out in 7/2011---parking for 6 aparments , 1000 sq ft. of office---would need about 15 parking spaces.

Lambert – if it can't be apartments, what would you ever do with it?

Smith asks for comments:

Dingleline (representing Bill Mayo) – his property houses 3 units, including attached garage, has had those DU's since before zoning, pre-eixsting commercial use has lost its grandfathered status. Multi-family dwellings are not allowed in Res A.

Suggests putting 4 units in 2 buildings – 2 large units per buildings. Municipal plan has explicit concern about big houses being turned into student slum, etc.

Braun asked whether 4.06(B)(3) applied to this situation.

Dingleline – NO.

Darlene Goodrich - concerned about density, parking and noise. Darlene comments that noise is already a problem.

Curtis – Noise problems over there historically going to be student housing or sections housing. Have a student problem now not opposed to dental office or other legitimate business.

Goodrich – Office space is quiet – opposed to additional apartments.

Howland – of four units, they have one rented to students.

Higgins – Owner of duplex nearby – concerned about all these multi-family properties.

Jeff and Lousia Reilly – problems with student housing.

Pete Fernandex – supporting Mike and Darlene.

Curtis – have a committee with Schneider to address student behavior (and other disrespectful people).

Mahan – Brook's suggestion of putting 2 apartments in each building is not realistically feasible, so what can legally be done with this property?

Bill – that is a fair question, but it's not the question before us today.

Tim – 5,000 sq ft. is a lot of office space.

Bill – looked at property, looked at regulations had same thoughts as Dingledine. How can we approve this under current regulations? Overwhelming pressure on land owners to make property economically viable, and that has to be considered.

Mahan – need for housing.

Bill Primary structure is residential, accessory structure can't be commercial anymore, because 12 months have passed.

Bailey moved to deny, Skinner seconded the motion. **The motion passed 4-0-0.**

Hearing 131024- Application withdrawn.

Donahue moved to approve; Skinner seconded the motion. **The motion passed 4-0-0.**

8:08pm Bailey moved to adjourn. Donahue seconded motion. **The motion passed 4-0-0.**

These minutes are subject to changes at the next regular meeting; however, they are substantially correct.